

UNOFFICIAL COPY

003042161

1003/0046 83 003 Page 1 of 3  
2003-04-02 14:46:24  
Cook County Recorder 28.50

2045625 MTC (32)  
Tmm lofall



MAIL TO: Leonard R Garbon  
15414 S. Harlem Ave  
Orland Park, IL 60462

**THIS INDENTURE** MADE this 12th day of March, 2003, between **STANDARD BANK AND TRUST COMPANY**, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a Trust Agreement dated the 31st day of May, 2000, and known as Trust Number 16612, party of the first part and Stephen Shute and Susan L. Shute, husband and wife not as joint tenants or tenants in common, but as tenants by the entirety whose address is 2 East Oak, #310, Chicago, IL party of the second part.

**WITNESSETH**, That said party of the first part, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

See Attached Legal Description

PIN: 14-20-405-032-0000

Common Address: 3532 North Fremont, Unit #1, Chicago, IL 60641

OT THE MUDOC JIAM  
LEONARD R GARBON  
WITNESSETH  
BY: PATRICIA RALPHSON  
T.O.

3m

together with the tenements and appurtenances thereunto belonging.

**TO HAVE AND TO HOLD** the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of delivery hereof.

**IN WITNESS WHEREOF**, said party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its T.O. and attested by its A.T.O. the day and year first above written.

**STANDARD BANK AND TRUST COMPANY**

As Trustee as aforesaid:

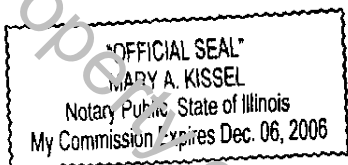
Attest: Donna Diviero  
Donna Diviero, A.T.O.

By: Patricia Ralphson  
Patricia Ralphson, T.O.

STATE OF ILLINOIS COUNTY OF COOK}

SS: I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Patricia Ralphson of the STANDARD BANK AND TRUST COMPANY and Donna Diviero of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such T.O. and A.T.O., respectively, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth; and the said A.T.O. did also then and there acknowledge that she as custodian of the corporate seal of said Company did affix the said corporate seal of said Company to said instrument as her own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes of therein set forth.

Given under my hand and Notarial Seal this 17th day of March, 2003.



Mary A. Kissel
NOTARY PUBLIC

PREPARED BY:
Standard Bank & Trust Co.
7800 W. 95th St.
Hickory Hills, IL 60457

MAIL DOCUMENT TO:
LEONARD R. GARGAS
ATTORNEY AT LAW
15414 S. HARLEM AVE.
ORLAND PARK, IL 60462

TRUSTEE'S DEED



STANDARD BANK AND TRUST CO.
7800 West 95th Street, Hickory Hills, IL 60457

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1 IN 3532 N. FREMONT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 38 IN BLOCK 2 IN CANNELL'S SHEFFIELD AVENUE ADDITION, IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0030070945, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE <sup>G-1</sup>, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0030070945.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT, IF ANY, EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT.

City of Chicago  
Dept. of Revenue  
303776  
04/01/2003 12:23 Batch 02253 10  
Real Estate  
Transfer Stamp  
\$3,907.50



COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
APR. -1.03  
REVENUE STAMP

# 0000099702  
REAL ESTATE  
TRANSFER TAX  
00260.50  
FP326670

STATE TAX  
STATE OF ILLINOIS  
APR. -1.03  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000050567  
REAL ESTATE  
TRANSFER TAX  
00521.00  
FP326660